

**PLANNING COMMISSION
FINAL AGENDA
May 9, 2024**

BEGINNING AT 6:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

FAIRFIELD:

PUP-2024-100425 Springdale Park Outparcels LLC: Request to amend Provisional Use Permit PUP2020-00025 under Sections 24-4205 and 24-4318 of Chapter 24 of the County Code to allow an additional drive-through service window on parcel 803-736-2259 located on the west line of Mechanicsville Turnpike (U.S. Route 360) approximately 200' south of its intersection with Neale Street. The existing zoning is UMUC Urban Mixed Use District (Conditional). The 2026 Comprehensive Plan recommends Commercial Concentration. **Staff – Ali Hartwick**

[Recommended for Approval](#)

REZ-2024-100572 Winfrey Road LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional) part of Parcel 778-772-7200 containing 8.39 acres located at the southeast intersection of Woodman Road and Winfrey Road. The applicant proposes rezoning for a townhouse development. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Michael Morris (Deferral Requested to June 13, 2024)**

[Deferred to the June 13, 2024, Meeting](#)

BROOKLAND:

PUP-2024-100396 Janice Clifton: Request for a Provisional Use Permit under Sections 24-4205 and 24-4325.A of Chapter 24 of the County Code to expand a bed and breakfast use on parcels 771-767-7742, 771-767-9566, and 772-767-2363 located at the northeast intersection of Mountain Road and Old Washington Highway. The applicant proposes to incorporate an additional dwelling into the bed and breakfast for overnight guest accommodations. The existing zoning is R-2A One-Family Residential District and A-1C Agricultural District (Conditional). The 2026 Comprehensive Plan recommends

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Suburban Residential 2, density should not exceed 3.4 units per acre, and Environmental Protection Area. **Staff – Kelly Drash**
Recommended for Approval

DISCUSSION ITEM: RESOLUTION: PCR-8-24: The Commission will discuss initiating consideration of Zoning Ordinance Amendments regarding historic horse racing terminals.
Approved

DISCUSSION ITEM: WORK SESSION: The Commission will discuss setting a work session for June 13, 2024, to discuss Zoning Ordinance Amendments regarding historic horse racing terminals.
Approved

DISCUSSION ITEM: PUBLIC HEARING: The Commission will discuss holding a public hearing on June 13, 2024, at 6:00 P.M. to consider Zoning Ordinance Amendments regarding historic horse racing terminals.
Approved

DISCUSSION ITEM: WORK SESSION: The Planning Commission will discuss setting a work session for June 13, 2024 to receive information from additional background reports related to the HenricoNEXT comprehensive plan update process.
Approved

APPROVAL OF MINUTES: Planning Commission Regular Meeting and Work Session on April 11, 2024.
Approved

The Planning Commission adjourned its meeting at 6:19 p.m. on May 9, 2024.

View the Planning Commission agendas at
<http://henrico.us/pdfs/planning/meetnext.pdf>